



**STATEMENT OF PROCEEDINGS
FOR THE REGULAR MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY**

**500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



**Monday, September 26, 2011
10:00 AM**

Present: Chair Molina, Vice Chair Perry, Secretary Fujioka and
Director Essel

I. ADMINISTRATIVE MATTERS

1. Call to Order (11-1696)

Chair Molina called to order the thirty-seventh meeting of the Los Angeles Grand Avenue Authority at 10:08 a.m., with a quorum of members present.

2. Approval of the June 27, 2011 Minutes (11-4239)

**On motion of Vice Chair Perry, seconded by Director Essel, and
unanimously carried, this item was approved.**

Attachments: [SUPPORTING DOCUMENT](#)

II. REPORTS

3. Construction Update on the Civic Park located between Grand Avenue, Temple Street, First Street and Spring Street, Los Angeles, CA - Barry Widen. (11-4234)

Barry Widen, Related Company, reported the following:

- The park development is going well and there have been no major delays.
- The Grand Avenue ramps are scheduled to open in seven weeks and Starbucks is near completion.
- The Broadway terraces are halfway done and a major milestone was reached in opening the first part of the criminal courts ramp.
- The final project completion remains scheduled for June of 2012.

- The Starbucks lease will be placed on the October 11, 2011 Board's agenda for approval. They are two months late starting their work however, it will not affect the end date.
- The remaining current construction contingency of \$1.53 million left to complete the park project is adequate.

Mr. Widen responded to Chair Molina's inquiry on the approval process by affirming that approvals begin with the park developer followed by the County. Dawn McDivitt, Chief Executive Office (CEO) signs all change orders, changes over \$150,000 require JPA Board approval. There have been two change orders approved to date.

III. PRESENTATION

4. Presentation by Developer of Schematic Design Drawings for the Grand Avenue Project Phase IIB located at 237 South Grand Ave, Los Angeles, CA. (11-4241)

Bill Witte of Related introduced the schematic design of the 260 unit apartment tower for Parcel M of which 52 units (20%) will be permanently affordable. John Conley from Arquitectonica provided a brief overview of the goals and opportunities considered during the creation of the design. The intentions were to include a simple form with an elegant façade that would respond to both Grand Avenue and Hope Street without competing with surrounding buildings. Mr. Witte added that slightly moving the windows provided a much more complex look that creates an interesting elevation that is subtle but distinctive in comparison to other buildings. Discussion ensued on the oversight of the design of the Plaza. Mr. Witte confirmed the final design would be routed to CRA and the JPA Board prior to final approval.

Mr. Witte added 20% of the tower would remain permanently affordable with a 55 year deed restriction and they have received verbal confirmation from the State that the County could then have access to \$10 million of additional Proposition 1c funds for the park subject to an approved plan.

On motion of Vice Chair Perry, seconded by Director Fujioka, and unanimously carried, this item was approved.

IV. RECOMMENDATIONS

5. Consideration and Approval of Schematic Design Drawings for the Grand Avenue Project Phase IIB located at 237 South Grand Avenue, Los Angeles, CA - Jay Virata (CRA) and Dawn McDivitt (County) staff. (11-4236)

On motion of Vice Chair Perry, seconded by Director Fujioka, and unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

6. Consideration and Approval of the Chief Executive Office and Community Redevelopment Agency's Report on assuming Joint Powers Authority operating duties. - Jay Virata (CRA) and Dawn McDivitt (County) staff. (11-4237)

Dawn McDivitt, CEO stated the County and CRA will continue to conduct individual reviews of the developer items throughout the course of the project and report jointly to the JPA. The next major item will be presented in March 2012, with plans for Parcel M2. The CEO on behalf of the County will organize and staff those necessary meetings, coordination's with the calendars and briefings on the JPA daily operational duties.

On motion of Director Essel, seconded by Vice Chair Perry, and unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

7. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt (County) staff. (11-1668)

Dawn McDivitt, CEO reported meetings will remain scheduled on the fourth Monday in every month and will schedule the meetings as needed.

8. Public Comment (11-1669)

Brady Westwater addressed the JPA Board and discussed historic items in the area and suggested the oldest flag pole be included in the park.

9. Adjournment (11-1671)

There being no further business to discuss, Chair Molina adjourned the meeting at 10:34 a.m.